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**MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS
NEWTONVILLE HISTORIC DISTRICT COMMISSION**

DATE: June 3, 2021

PLACE/TIME: Full Remote Zoom Meeting
7:30 p.m.

ATTENDING: Jim Gross, Chair
John Martin, Member
Dave Morton, Member
Barbara Wales, Member
Peter Mooradian, Alternate
Barbara Kurze, Commission Staff

ABSENT: Ralph Abele, Member
Mark Chudy, Member
Nancy Grissom, Member
Barbara Wales, Member
Peter Mooradian, Alternate

The meeting was called to order at 7:30 p.m. with Jim Gross presiding as Chair. Voting permanent members were J. Martin, D. Morton, and B. Wales. Alternate P. Mooradian was appointed to vote as a full member. B. Kurze acted as recording secretary and the meeting was digitally recorded on Zoom.

133 Lowell Avenue – Certificate of Appropriateness

Odile Poirier presented an application to build 18"- to 22"-high landscaping walls on the right side of the driveway and along the front of the property where it will meet up with the neighbor's driveway pier. The walls would be New England round stone and would be hand laid with mortar in the back.

Materials Reviewed:

Photographs
Site plan with sketch of wall locations
Detail sketch of wall intersection with neighbor's driveway pier
MHC Form B

Commission members agreed that the proposed landscaping walls were appropriate. J. Martin moved to grant a Certificate of Appropriateness for the application as submitted. B. Wales seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0.

RECORD OF ACTION:**DATE:** June 4, 2021**SUBJECT:** 133 Lowell Avenue – Certificate of Appropriateness

At a scheduled meeting and public hearing on June 3, 2021, the Newtonville Historic District Commission, by roll call vote of 5-0,

RESOLVED to **grant** a Certificate of Appropriateness for the application as submitted for 133 Lowell Avenue to build landscaping walls.

Voting in the Affirmative:

Jim Gross, Chair

John Martin, Member

David Morton, Member

Barbara Wales, Member

Peter Mooradian, Alternate

161 Walnut Street – Certificate of Appropriateness (Violation)

Benny Lu and Yiling Wang presented an application to remove the front steps and porch entry stairs, and infill the front retaining wall. They wanted to remove the wall along the driveway and build a new retaining wall, entry steps from the driveway, and stone piers with light fixtures. The existing asphalt driveway would be expanded along the side of the house and around the back (approximately 500 square feet of paving will be added); drainage would be installed. The driveway side deck would be replaced and the deck on the left side of the house would be replaced and enlarged.

Materials Reviewed:

Project description

Site plan with drainage requirements

Site plan marked up to show proposed changes

Existing plan

Photographs

Elevations

Proposed plan

Product and material information

Stone wall construction details

Deck detail drawings

Product and material information

J. Martin said that removing the front entry steps and stairs and filling in the front wall was problematic. The design of the home was symmetrical and designed for a central approach; the central walk and entrance were important components of the property design. He thought that filling in the gap would be difficult and result in a patched look. If the owner had safety concerns, he could look into other options such as repairing the steps and installing a fence and gate. B. Wales and P. Mooradian agreed that the central front entrance was important. D. Morton noted that the front retaining wall would eventually need to be repaired; all the mortar should be repointed so that the front wall and new side wall had the same color mortar. The owner needed to submit samples of the proposed dark gray mortar for final approval. Commission members were fine with the rest of the work that was proposed. J. Martin moved to grant a Certificate of Appropriateness for the

application as submitted with conditions. J. Gross seconded the motion. There was a roll call vote and the motion passed unanimously, 5-0.

RECORD OF ACTION:

DATE: June 8, 2021

SUBJECT: 161 Walnut Street – Certificate of Appropriateness

At a scheduled meeting and public hearing on June 3, 2021, the Newtonville Historic District Commission, by roll call vote of 5-0,

RESOLVED to **grant** a Certificate of Appropriateness for the application as submitted for 161 Walnut Street to build a new retaining wall and entry steps along the driveway, to build a retaining wall at the back, to expand the driveway and parking area, and put in drainage, to replace the driveway side deck, railing, and stairs, and to enlarge the left-side deck **with the following requirements: 1) the design of the railing systems for all of the new construction must match the existing railing system on the front entry porch as closely as possible, including the balusters, baluster spacing, top and bottom rails, posts and newel posts; 2) documentation of the existing railing system and the drawings of the proposed must be submitted to Staff for review and administrative approval; and 3) the mortar must be closely matched with the existing and a sample submitted to Staff for review and administrative approval.**

The removal of the front stairs and steps, and infill of the front retaining wall is not approved. A revised proposed site plan showing the front stairs, steps and retaining wall gap must be submitted to Staff for review and administrative approval.

Voting in the Affirmative:

Jim Gross, Chair

John Martin, Member

David Morton, Member

Barbara Wales, Member

Peter Mooradian, Alternate

Administrative Discussion

Minutes: The May meeting minutes were approved.

The meeting was adjourned at 9:00 p.m.

Recorded by B. Kurze, Senior Preservation Planner